



**COUNTYWIDE
APRIL 2021
DEVELOPMENT SERVICES
OPEN FOR BUSINESS INDICATORS**

BUILDING DIVISION

Permits Issued	3,233
Inspections Performed	8,277
Certificates of Occupancy Issued	91

PLANNING AND DEVELOPMENT DIVISION

NEW APPLICATIONS RECEIVED	
Pre-Applications	13
Land Use Amendments	0
Land Use Amendments & Rezones	0
Land Use Amendments & PD Rezones	0
Rezones	1
PD Rezones	0
Small Site Plans	4
Site Plans	4
Subdivision – PSP	2
Subdivision – Engineering	1
Subdivision – Final Plats	0
Minor Plat	0
Land Split	4
Vacates	2
Variances	13
Special Exceptions	3
Special Events, Arbor, Minor Amendments (Misc.)	4
New Code Enforcement Cases Opened	6

Kudos from our Customers

To Amie Brown – *“The interaction was through a Zoom training meeting. The instructions and the meeting structure was well prepared and presented. Thank you.” – Contractor*

To Brittany Barker and Permitting Team – *“Brittany and her team were very kind, almost holding my hand, over the course of two visits, to make sure I had everything I needed to pass inspection. Their willingness to get to the bottom of it did not go unnoticed and was appreciated.” – Lance, Seminole County homeowner*

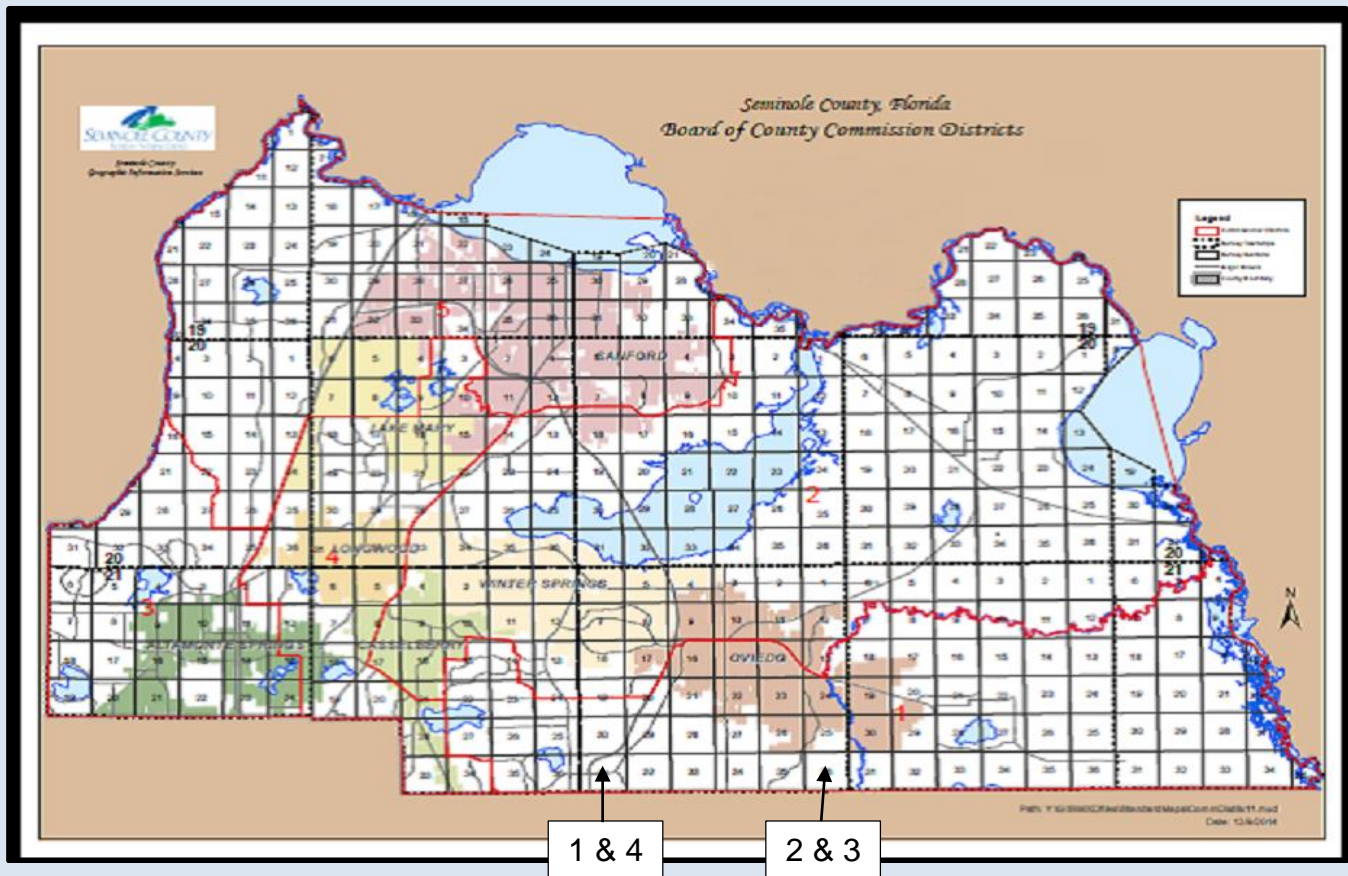
To Liz Parkhurst – *“I cannot believe the amazing quick response. Unbelievable service. Thank you.” – Trevor, Control Micro Systems*

To Annie Sillaway – *“Thank you for the professional, friendly and prompt service.” – Design Professional*

**DISTRICT ONE
APRIL 2021
DEVELOPMENT SERVICES
PROJECTS**



**DRC / PRE-APPLICATIONS AND
PROJECTS STARTING CONSTRUCTION**



Note: Site locations are approximate

DRC / PRE-APPLICATIONS

- LOMA VISTA PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN** – Proposed PD Final Development Plan as an Engineered Site Plan for a doctor's office and mixed use development on 4.31 acres in the Loma Vista PD Zoning District; located on the southwest corner of W State Road 426 and Aloma Woods Boulevard; Parcel I. D. # 31-21-31-513-0000-0050+; (Rich Telleria, RAAD, LLC, Applicant, and Tim Schutz, Timothy W. Schutz, P.E., Consultant); (21-20500012); (Joy Giles, Project Manager) – (Comments Only – April 7, 2021 DRC meeting)

DRC / PRE-APPLICATIONS – Continued

2. **OVIEDO I OLD LOCKWOOD RD PRE-APPLICATION** – Proposed Future Land Use Amendment from Low Density Residential to Medium Density Residential and Rezone from A-1 to R-1BB for a single family residential Subdivision on 6.47 acres; located southeast of Old Lockwood Road and Brickell Place; Parcel I. D. # 36-21-31-300-001H-0000; (Mikel Aizpurua, Aizupar Real Estate Holdings, LLC, Applicant, and Carlos Jose Calicchio, Aizupar Real Estate Holdings, LLC, Consultant); (21-80000035); (Annie Sillaway, Project Manager) – *(April 14, 2021 DRC meeting)*

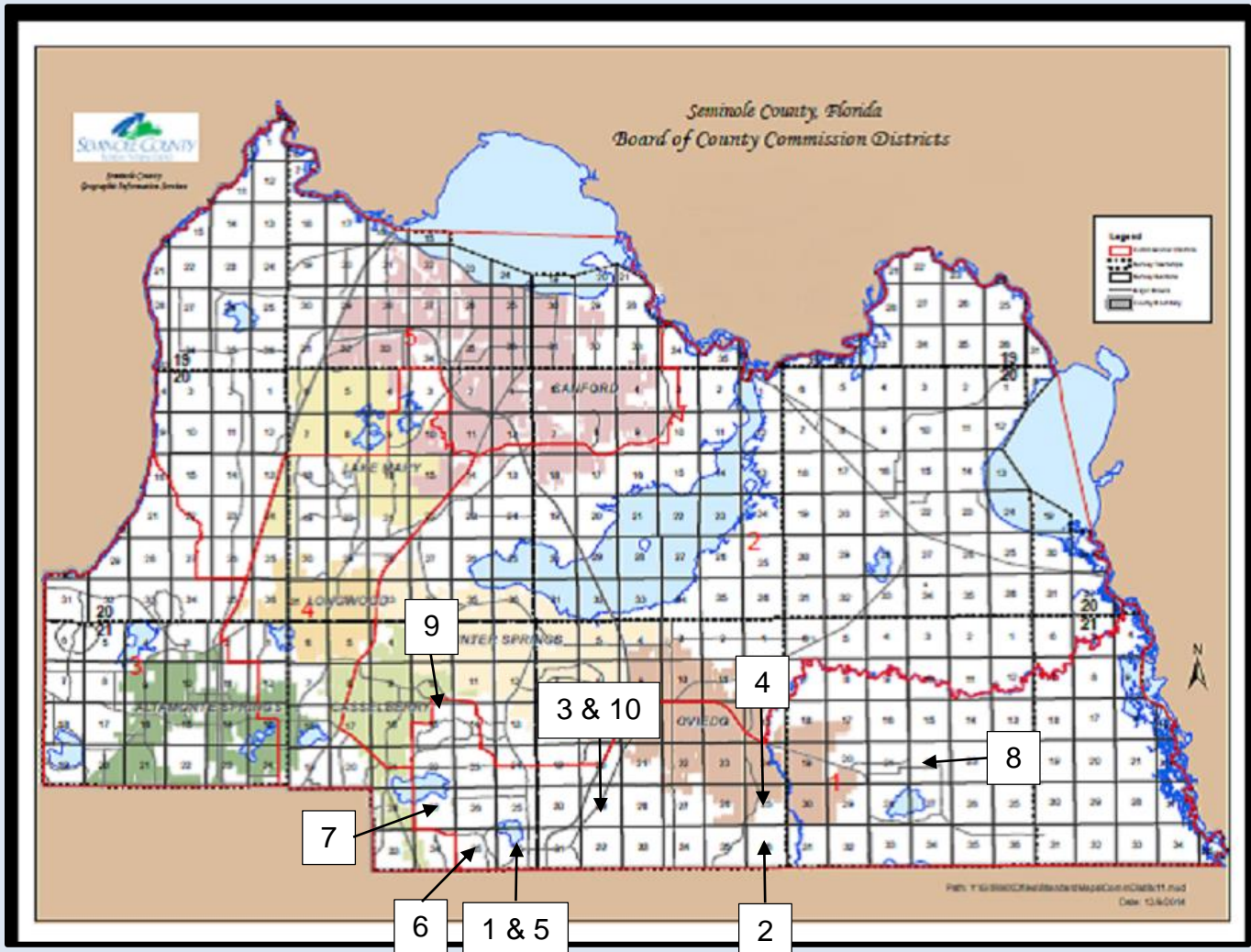
3. **RED EMBER ESTATES PHASE 3 FINAL ENGINEERING PLAN** – Proposed Final Engineering Plan for a 19 lot single family residential Subdivision on 10.06 acres in the Red Ember Estates PD Zoning District; located northeast of Old Lockwood Road and Red Ember Road; Parcel I. D. # 36-21-31-3AH-001Q-0000+; (Raymond Harrison, DLC Red Ember, LLC, Applicant, and Chadwyck Moorhead, Madden, Moorhead & Stokes, LLC, Consultant); (20-55200001); (Joy Giles, Project Manager) – *(Comments Only – April 14, 2021 DRC meeting)*

4. **THE ECCLESIAL SCHOOL SPECIAL EXCEPTION** – Request for a Special Exception to add grades 6 through 8 to the existing elementary school on 9.64 acres in the A-1 Zoning District; located northeast of Aloma Avenue and South State Road 417; Parcel I. D. # 31-21-31-300-020A-0000; (Ralph Waterhouse, St. Alban’s Church, Applicant, and Kevin Clark, The Ecclesial Schools Initiative, Inc., Consultant); (21-32000003); (Angi Kealhofer, Project Manager) – *(Comments Only – April 28, 2021 DRC meeting)*

PROJECTS STARTING CONSTRUCTION

None for District 1

BOARD ITEMS



Note: Site locations are approximate

PLANNING AND ZONING COMMISSION

April 7, 2021

Countywide item:

SHORELINE PROTECTION ORDINANCE LAND DEVELOPMENT CODE AMENDMENTS – Consider an Ordinance amending Chapter 70 (Dredge and Filling) and adding a new Chapter 71 (Seminole County Shoreline Protection Ordinance) to the Seminole County Land Development Code to provide regulations for shoreline alterations and management of aquatic plants in waterbodies in Seminole County; Countywide (Kim Ornerberg, Division Manager) – *Recommended for Approval*

1. **TUSKALOMA TOWNHOMES PRELIMINARY SUBDIVISION PLAN** – Approve the Preliminary Subdivision Plan for the Tuskaloma Townhomes subdivision containing 111 single-family residential (townhome) lots on 12.65 acres zoned as the Alta Seminole Planned Development located on the northeast corner of W. S.R. 426 and Tuskawilla Road; (Daniel Kaiser, M/I Homes of Orlando, LLC, Applicant) (Joy Giles, Project Manager) – *Approved*

PLANNING AND ZONING COMMISSION – Continued

April 7, 2021

2. **RED EMBER ESTATES PRELIMINARY SUBDIVISION PLAN** – Approve the Preliminary Subdivision Plan for the Red Ember Estates subdivision containing 95 residential lots on 50.49 acres zoned Planned Development located on the east side of Old Lockwood Road, ½ mile south of Lockwood Boulevard; (Raymond Harrison, Applicant) (Danalee Petyk, Project Manager) – *Approved*

3. **PARK DENTAL REZONE** – Consider a Rezone from R-1 (Single Family Dwelling) to C-3 (General Commercial & Wholesale) on approximately 0.76 acres, located on the west side of S.R. 426, approximately 800 feet south of Connection Point; (Z2021-05) (Park Dental, LLC., Applicant) (Joy Giles, Project Manager) – *Recommended for Approval*

CODE ENFORCEMENT SPECIAL MAGISTRATE

April 8, 2021

The meeting was cancelled as there were no cases to be heard.

BOARD OF COUNTY COMMISSIONERS

April 13, 2021

None for District 1

CODE ENFORCEMENT BOARD

April 22, 2021

None for District 1

BOARD OF ADJUSTMENT

April 26, 2021

Countrywide item:

PLANNING MANAGER APPEAL – Appeal of the Planning Manager’s decision to allow open space to be traversed for maintenance purposes; (Perry Demetriades, Appellant) Countywide (Mary Moskowitz, Planning Manager) – *This item was withdrawn by the Appellant*

4. **3096 CRYSTAL WATER RUN** – Request for a side street (south) setback variance from fifteen (15) feet to five (5) feet for a privacy fence in the PD (Planned Development) district; BV2021-17 (Michael and Eleni Cerullo, Applicants) (Hilary Padin, Project Manager) – *Approved*

5. **8133 LAZY BEAR LN** – Request for: (1) a rear yard setback variance from ten (10) feet to five (5) feet; (2) a side yard (east) setback variance from ten (10) feet to nine (9) feet; and (3) a side yard (west) setback variance from ten (10) feet to nine (9) feet for a pool’s water’s edge in the R-1BB (Single Family Dwelling) district; BV2021-24 (Evan and Leigh Kaye, Applicants) (Hilary Padin, Project Manager) – *Approved*

BOARD OF ADJUSTMENT – Continued
April 26, 2021

6. **5427 N. WOODCREST DR** – Request for a rear yard setback variance from thirty (30) feet to twenty-three (23) feet for an addition in the R-1A (Single Family Dwelling) district; BV2021-23 (Anthony and Myra Engelmeyer, Applicants) (Angi Kealhofer, Project Manager) – *Approved*
7. **2046 SOARING OAK WAY** – Request for a side street (east) setback variance from fifteen (15) feet to five (5) feet for a privacy in the PD (Planned Development) district; BV2021-25 (Raouf & Kristen Khan, Applicants) (Angi Kealhofer, Project Manager) – *Continued to the May 24, 2021 BOA meeting*

BOARD OF COUNTY COMMISSIONERS
April 27, 2021

Countrywide items:

AMENDMENTS TO CHAPTER 40, SEMINOLE COUNTY CODE OF ORDINANCES – Consider an Ordinance amending Chapter 40 of the Seminole County Code of Ordinances to update administrative provisions of the Building Code to be consistent with Florida Statutes; and also, to revise street sign requirements for new development to facilitate E911 response; Countywide (Jeff Hopper, Project Manager) – *Approved*

SHORELINE PROTECTION ORDINANCE LAND DEVELOPMENT CODE AMENDMENTS – Consider an Ordinance amending Chapter 70 (Dredge and Filling) and adding a new Chapter 71 (Seminole County Shoreline Protection Ordinance) to the Seminole County Land Development Code to provide regulations for shoreline alterations and management of aquatic plants in waterbodies in Seminole County; Countywide (Jean Jreij, Project Manager) – *Approved*

8. **DORNA MINOR PLAT** – Approve the Dorna Minor Plat containing two (2) lots on 4.72 acres zoned A-1 (Agriculture), located on the north side of Brumley Road, approximately ½ mile west of Lake Mills Road; (William Dorna, Applicant) (Joy Giles, Project Manager) – *Approved*

9. **RELEASE OF MAINTENANCE BOND FOR IGLESIA CRISTIANA HISPANA FELLOWSHIP COMMUNITY HALL EXPANSION** – Authorize release of Maintenance Bond #41403183 for streets, curbs, and storm drains in the amount of \$3,020.00 for Iglesia Cristiana Hispana Fellowship Community Hall Expansion; (Iglesia Cristiana Hispana, Applicant) (Annie Sillaway, Project Manager) – *Approved*

10. **PARK DENTAL REZONE** – Consider a Rezone from R-1 (Single Family Dwelling) to C-3 (General Commercial & Wholesale) on approximately 0.76 acres, located on the west side of S.R 426, approximately 800 feet south of Connection Point; (Z2021-05) (Park Dental, LLC., Applicant) (Joy Giles, Project Manager) – *Approved*